

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE PUBLIC FACILITIES ELEMENT**

**OBJECTIVE PF A-1: ENSURE AVAILABLE PUBLIC FACILITIES, AND PREVENT URBAN SPRAWL.** Public facilities shall be provided concurrent with the impacts of new development and at a level of service that meets or exceeds the City's minimum acceptable standards.

<b>Policies</b>	<b>Current 2009 Conditions</b>	<b>Comments</b>
<b>Policy PF A-1.1: Compliance with Concurrency Management Standards.</b> Within one year from the effective date of the Comprehensive Plan, the land development regulations shall stipulate that applications for a development permit comply with the concurrency management requirements set forth in the concurrency management element of the plan.	Implemented.	Revise to maintenance policy.

**OBJECTIVE PF B-1: PROVISION OF WASTEWATER SERVICES.** All existing (as may be exempted herein), and new development shall be served by wastewater service that meets minimum level of service standards adopted herein by the City and consistent with State laws.

<b>Policies</b>	<b>Current 2009 Conditions</b>	<b>Comments</b>
<b>Policy PF B-1.2: Central Wastewater Service.</b> The City shall require all new non-residential and multiple family residential development and redevelopment along CR 512 and within the central core commercial areas to connect to the City's wastewater system. By December 2004, the City shall evaluate the merits of adopting a program that requires non-residential development within the wastewater service area to connect to the system according to the time period or conditions set forth in the program adopted by the City. The City shall also pursue Community Development Block grant funds or other grant funds from other state or federal programs to help reduce costs to connect existing development to the wastewater system.	All nonresidential and MF development have connected to the central sewer system.  The City has not elected to create a program mandating connecting to the central system for existing SF homes.	Revise to set new timeframe for consideration of mandatory connections or alternative policy related to central sewer provision.

**OBJECTIVE PF B-2: PROVISION OF SOLID WASTE MANAGEMENT SERVICES.** The City has not identified any existing solid waste deficiencies. The City shall annually coordinate with Indian River County Utilities Department and the Solid Waste Disposal District Board regarding available capacities for solid waste disposal at local transfer stations and the County landfill, as well as for recycling programs. Annually, the City shall evaluate whether central solid waste collection services should be implemented.

<b>Policies</b>	<b>Current 2009 Conditions</b>	<b>Comments</b>
<b>Policy PF B-2.1: Ensure Proper Solid Waste Disposal.</b> The City shall continue code enforcement activities when appropriate to assure that solid waste is not illegally disposed of within the City. The City shall annually monitor code violations and enforcement activities to assess whether solid waste collection services should be implemented by the City through franchise agreements with a private waste management company.	The City has entered into a franchise for solid waste removal.	Revise to address franchise agreement.
<b>Policy PF B-2.2: Solid Waste Projects.</b> The City shall continue to coordinate with Indian River County Utilities Department and the County's Solid Waste Disposal District Board (SWDD) regarding solid waste management and recycling programs. In addition, the City will coordinate with the County to achieve improvements in hazardous waste collection and disposal. The City shall cooperate with the SWDD in order to address countywide approaches for achieving access to resource recovery facilities or other alternatives to conventional landfill operations. Other specific coordination issues which shall be addressed include: 1. Enhancing solid waste collection and transfer operations;	The City has entered into a franchise for solid waste removal.  Revise to address intergovernmental coordination needs for landfill capacity needs and resource recovery needs.	Revise to address franchise agreement.



**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE PUBLIC FACILITIES ELEMENT**

expenditure of public funds, development related improvements that the City required to be bonded, or are set forth within a development agreement.		
---	--	--

**OBJECTIVE PF C-1: PROTECT NATURAL DRAINAGE FEATURES.** The City shall continue to implement and enhance (where necessary within one year after adoption of the Plan) its land development regulations to protect natural drainage features so that future development utilizes stormwater management systems consistent with criteria of the Fellsmere Water Control District (FWCD), Florida Department of Environmental Protection (FDEP), the Vero Lakes Water Control District (VLWCD) and SJRWMD. The Pine Groves Development is in the VLWCD. At a minimum the regulations shall include the following:

1. Establish a coordination mechanism with both the FWCD and VLWCD for the management and storage of stormwater within their jurisdiction;
2. Existing stormwater engineering, design and construction standards for on-site systems should be evaluated and amended as needed;
3. Existing standards for erosion and sediment controls should be evaluated and amended, if necessary; and
4. Periodic inspection of on-site systems by developers shall be required by the City to ensure continuance of system design and maintenance.
5. The City's Land Development Code shall be amended to ensure that a positive outfall exists for all stormwater facilities proposing to discharge stormwater flows off-site.

Policies	Current 2009 Conditions	Comments
<b>Policy PF C-1.3: Inspection and Maintenance of Drainage Systems.</b> The City shall continue to coordinate with the Fellsmere Water Control District regarding inspection and maintenance of drainage facilities within their jurisdiction. For areas within the Vero Lakes Water Control District, the City shall evaluate by 2005 an inspection and maintenance program for drainage facilities created by the demands generated from new development.	Currently not implemented.	Revise to adjust dates for the VLWCD.

**OBJECTIVE PF D-1: CONSERVING POTABLE WATER RESOURCES.** Within one year from the effective date of the Comprehensive Plan, the City shall adopt land development regulations as cited herein for achieving conservation of potable water, including coordination with SJRWMD.

Policies	Current 2009 Conditions	Comments
<b>Policy PF D-1.1: Enforcement of Level of Service Standards.</b> Within one year from the effective date of the Comprehensive Plan, the City shall amend its land development regulations and incorporate criteria for enforcing the adopted level of service for consumption of potable water from public wells.	Implemented in the LDC.	Revise to maintenance policy.
<b>Policy PF D-1.4: Emergency Conservation of Water Sources.</b> By June 2003, develop and implement a water conservation program that coordinates water conservation issues with SJRWMD policies and program resources. In addition, the City shall coordinate the dissemination of water conservation education literature prepared by the SJRWMD.	Implemented in the LDC.	Revise to a maintenance policy in relation to the adopted water conservation methods in the LDC.

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE PUBLIC FACILITIES ELEMENT**

**OBJECTIVE PF D-2: MANAGING SURFICIAL AQUIFER RECHARGE CONDITIONS.** The City shall manage the natural ground water surficial aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. The City shall coordinate with the St. Johns River Water Management District (SJRWMD) in maintaining surficial aquifer recharge area functions. Within one year from the effective date of the Comprehensive Plan, the City shall adopt criteria for managing surficial aquifer recharge in conjunction with the appropriate responsible state agencies in the Land Development Code.

<b>Policies</b>	<b>Current 2009 Conditions</b>	<b>Comments</b>
<p><b>Policy PF D-2.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems.</b> Within one year from the effective date of the Comprehensive Plan, the Land Development Code shall be revised to include land use controls, performance criteria, special erosion controls, stormwater management and water quality controls, landscaping, and flood management regulations that ensure adequate on-site retention and ground water recharge. These regulations shall also ensure that surplus runoff is directed to receiving waterways in a manner that prevents imbalance to their ecosystems. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.</p>	<p>Implemented through the LDC.</p>	<p>Revise to a maintenance policy relative to the adopted LDC provisions.</p>